

DUFFY

AUCTIONEERS

VALUERS, SALES & LETTING AGENT
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

2 Garnish Square
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning own door, B rated two bed duplex apartment in Garnish Square, Waterville, one of the most sought-after developments in Dublin 15. This stunning residence enjoys a most central location in this quality-built development just off Snugborough road and only a few minutes stroll from the Blanchardstown shopping centre. Meticulously maintained and upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development next to the national aquatic center. Accommodation briefly comprises of entrance hallway with wooden floor, fully fitted kitchen with tiled floor and a stunning open plan living room/dining with wooden floor, feature fireplace and patio doors to the patio area and back garden. Upstairs off the landing there are two double bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. To the front there is secure off-street parking. We strongly recommend viewing without delay.

A.M.V. €265,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Beautiful B Rated, two-bedroom duplex apartment.

Being sold fully furnished

In showroom condition with many extras included in sale.

Large living room with wooden floors and Feature fireplace.

Two double bedrooms with built in wardrobes and wooden floor.

Master bedroom with en-suite bathroom.

Fully fitted kitchen with a host of integrated appliances.

Gas central heating.

PVC double glazed windows.

Within walking distance of Blanchardstown Village.

Prime Residential location next to Connolly Hospital

Management Fee EUR1178.00 p.a.

Entrance Hall

Entrance Hall

(4.18m x 2.04m)

Entrance hallway with wooden floor.

Living Room

Livingroom

(5.41m x 3.89m)

Spacious light filled room with wooden floor and feature fireplace.

Dining Room

With tiled floor

Kitchen

Kitchen/dining area

(4.95m x 3.02m)

Fully fitted kitchen with tiled floor, dining area with tiled floor.

Outside Features

Patio area overlooking private gardens.



Bedroom 1

(3.63m x 3.41m)

Bright and spacious double bedroom with wooden floor and fitted wardrobes.

Ensuite

En-suite

(2.68m x 0.95m)

With tiled floor, shower cubicle, WC & w.h.b.

Bedroom 2

Bedroom 2.

(5.17m x 4.14m)

Large bright and spacious double bedroom with built in wardrobes and wooden floor.

Bathroom

Bathroom. (2.14m x 2.m)

Family bathroom with tiled floor, bath with shower over, WC and w.h.b.



